



18 Fair Field Close

Soham, Ely, Cambs, CB7 5EU

Guide Price £289,950



Three bed mid terrace property in a quiet off-road location a short walk from the Mainline Railway station, High Street shops, Library and Village College. The property benefits from gas central heating and double glazing with solar panels on roof and is offered with NO ONWARD CHAIN.



Soham

Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14. Soham has its own range of local shops including the Co-Op & Asda and small eateries, pubs, hairdressers, leisure centre and doctor's surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the well-regarded Soham Village College. Soham train station links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.

Hallway - 4.11m x 1.8m (13'6" x 5'11")

Radiator. Ceiling light point. stairs to first floor with understairs storage space. Built-in storage cupboard with fuse box. Further built-in storage cupboard.

Living Room - 4.8m x 3.89m (15'9" x 12'9")

Double glazed patio doors to the rear garden. Central heating thermostat. Radiator. Coved ceiling with light point.

Kitchen - 4.09m x 2.87m (13'5" x 9'5" narrowing to 6'10")

Range of base and wall units with roll top work surface over. One and a half bowl sink with mixer tap. Double glazed window to the front aspect. 4 Ring hob with extractor over and single under oven. Tiled splash areas. radiator. Plumbing and spaces for washing machine and dishwasher. Ceiling light point.

Landing

Access to loft space. Cupboard with Glow Worm gas fired boiler serving central heating and hot water and shelving. Ceiling light point.

Bedroom 1 - 3.81m x 2.79m (12'6" x 9'2")

Double glazed window to the rear aspect. Radiator. Ceiling light point. Built-in wardrobe with shelf.

Bedroom 2 - 3.51m x 2.01m (11'6" x 6'7")

Double glazed window to the front aspect. Radiator. Built-in wardrobe.

Bedroom 3 - 2.9m x 1.91m (9'6" x 6'3")

Double glazed window to the rear aspect. Radiator. Ceiling light point.

Bathroom - 2.67m x 1.68m (8'9" x 5'6")

Panelled bath with mixer tap and shower attachment. Tiling to full height over bath. Ceiling light point. Low level WC. Wash basin with cupboards under. heated towel rail. Two double glazed windows to the front aspect.

Outside

The front garden is laid to lawn with path to entrance door and has an outside water tap. The enclosed rear garden measures approximately 36' x 16' and is laid to lawn and has a patio. There is a personal gate to the rear and a precast concrete shed. There are Solar panels on the rear roof.

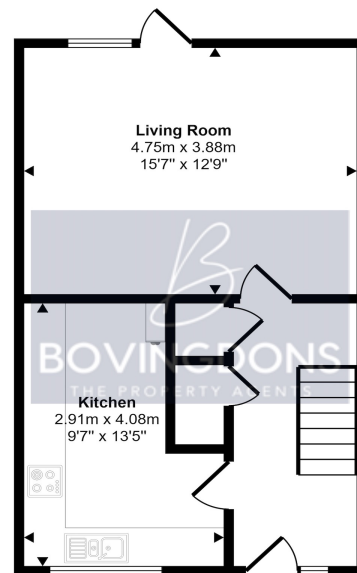
Notes

Local Council is East Cambridgeshire District Council

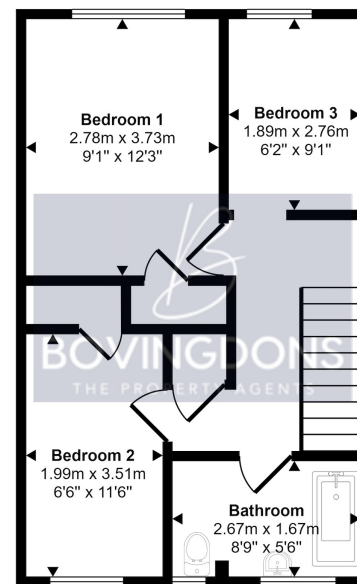
Tax Band is B

The property is offered with no onward chain.

Gas fired central heating and recently fitted double glazing.



Ground Floor
Approx 39 sq m / 421 sq ft



First Floor
Approx 39 sq m / 419 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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